



231 NE Fifth Street • McMinnville, Oregon 97128 • www.mcminnvilleoregon.gov

May 22, 2018

Max de Lavenne
Bluegate LLC
1335 SW Fleishauer Lane
McMinnville, OR 97128

Re: Certificate of Approval (HL 6-18) and Downtown Design Review (DDR 5-18) Requests

Dear Max de Lavenne:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on Tuesday, May 15, 2018, your applications for a Certificate of Approval (HL 6-18) and Downtown Design Review (DDR 5-18) to alter a historic resource were reviewed and studied. The subject historic resource is designated as resource D871, and is located on the property at 620 NE 3rd Street. The subject property is more specifically described as Tax Lot 10401, Section 21BC, T. 4 S., R. 4 W., W.M.

Based on the material submitted and the testimony received, the Historic Landmarks Committee voted to **APPROVE** your Certificate of Approval application (HL 6-18), subject to conditions. The Historic Landmarks Committee also voted to **APPROVE** your Downtown Design Review application (DDR 5-18). Attached are the land-use decisions with the Findings of Fact and Conclusionary Findings to support the Historic Landmarks Committee's decisions.

We have also outlined the conditions of approval applicable to the Certificate of Approval application (HL 6-18) below:

- 1) That the window frame in the storefront be repaired from the interior and that the existing parapet wall be maintained and protected during the construction of the second story addition and patio space.
- 2) That the cleaning and repainting of the stucco on the existing ground floor façade follow the following Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings:
 - A. Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes.
 - B. Using biodegradable or environmentally-safe cleaning or paint removal products.
 - C. Using paint-removal methods that employ a poultice to which paint adheres, when possible, to neatly and safely remove old lead paint.

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May 22, 2018

Re: Certificate of Approval (HL 6-18) and Downtown Design Review (DDR 4-18) Requests

Page 2

- D. Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting.
- 3) That the second story addition shall include parapet walls along the east and west facades to create the appearance of a flat roofline along the entire perimeter of the second story addition.
 - 4) That the proposed canopy and soffit on the top of the front façade of the second story addition be removed. The front façade of the second story addition shall be a flush wall and include a flat roofline.
 - 5) That a canopy shall be allowed to be added to the front façade of the second story addition, between the transom windows and the lower windows.
 - 6) That the exterior building color of the second story addition be a darker shade than the tan "Sail Cloth" color proposed to be applied to the front façade of the existing single story historic building.
 - 7) That revised plans consistent with the conditions of approval described above be reviewed and approved by the Planning Director prior to the release of building permits for the proposed development.

Pursuant to Section 17.65.080(A) of the McMinnville City Code, a decision by the Historic Landmarks Committee may be appealed to the Planning Commission within fifteen (15) days of the date of this letter. If no appeal is filed with the Planning Department on or before June 6, 2018, the decision of the Historic Landmarks Committee will be final.

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7330.

Sincerely,



Chuck Darnell
Associate Planner

CD:sjs

c: Heather Richards, Planning Director

Attachment: *Decision, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of the Alteration of a Historic Resource at 620 NE 3rd Street and Located in the Downtown Historic District. (Docket HL 6-18)*

Decision, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of the Alteration of a Historic Resource at 620 NE 3rd Street and Located in the Downtown Design Area. (Docket DDR 5-18)